

Recommended Conditions of Approval - Special Development Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

1. GENERAL CONDITIONS

- A. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- B. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- C. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- D. To address storm water runoff pollution prevention requirements, an Impervious Surface Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.

2. ENVIRONMENTAL MITIGATION MEASURES

- A. Final construction drawings shall incorporate all noise mitigation measures as set forth below. Final plans shall bear the consultant's signature:
 - 1. What and Where: Install sound-rated windows and doors for affected windows facing the Mathilda overpass or facing the rear property line to the north to achieve 45dB or less. Include mechanical ventilation systems for affected windows.
 - 2. How: Indicate each home and show details of both window and mechanical ventilation systems on the building permit plans. When: Prior to building permit final.
 - 3. Who: The City will require these measures to be indicated on the building permit plans prior to issuance.

- B. Acoustical tests shall be performed by the developer to demonstrate that an interior Ldn scale (day and night average noise level) of 45 dBA is met on the finished units. Such test results shall be furnished to the Director of Community Development prior to occupancy of the units.

3. DESIGN/EXTERIOR COLORS AND MATERIALS

- A. Final exterior building materials and color scheme shall be earth tones and are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Roof material shall be 50-year dimensional composition shingle, or as approved by the Director of Community Development.
- C. Window trim shall be wood, not foam material.

4. FEEES

- A. Pay Traffic Impact fee prior to issuance of a Building Permit.

5. FENCES

- A. Install and maintain a 7 foot acoustically effective fence along the side and rear property lines of the project. The fence construction must include:
 - 1. Constructed air-tight, i.e. without cracks, gaps or other openings, and must provide for long term durability.
 - 2. The fence may be constructed of wood and have a minimum surface weight of 2.5 lbs. per sq. ft.
 - 3. Gates may be allowed but they must meet the minimum surface weight requirement and must fit tight to the fence when closed. Astragals or stops shall be placed over the gaps at the hinge line and jamb. The gap at the bottom of the gate shall be no more than 1 inch.
 - 4. All connections with posts, pilasters and the building shell must be sealed air-tight.
- B. Wherever the grade differential is one foot or higher, a concrete or masonry retaining wall shall be installed.

6. LANDSCAPING

- A. Landscape and irrigation plans for the front yards are subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy.

- B. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- C. Provide fast-growing screening trees at minimum 30 feet intervals along the east property line, except where mature trees are located immediately adjoining on neighboring property.

7. TREE PRESERVATION

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
 - 1. Provide fencing around the drip line of the three trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
 - 2. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.

8. PARKING

- A. Garage and carport spaces shall be maintained at all times so as to allow for parking of vehicles.
- B. Unenclosed storage of any vehicle intended for recreation purposes, including land conveyances, vessels and aircraft, but excluding attached camper bodies and motor homes not exceeding 18 feet in length, shall be prohibited on the premises.

9. RIGHT-OF-WAY IMPROVEMENTS

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.

10. UNDERGROUND UTILITIES

- A. All existing and proposed service drops shall be undergrounded.

11. TENTATIVE MAP CONDITIONS

- A. Full development fees shall be paid for each project parcel or lot shown on the Parcel Map and the fees shall be calculated in accordance with City Resolutions current at the time of payment.

- B. Comply with all applicable code requirements as noted in the Standard Development Requirements.
- C. Pay Park In-lieu fees estimated at \$14,973.76 prior to approval of the Parcel Map.
- D. Any private legal restrictions relating to maintenance, architectural changes or use of the property shall be reviewed and approved by the Director of Community Development prior to the Final Map.